

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, made this day of
 , 1978, by and between the BOSTON REDEVELOPMENT
AUTHORITY (hereinafter the "Authority") and the GREATER BOSTON
CONVENTION AND VISITORS BUREAU (hereinafter the "Bureau"),
concerning a feasibility study of the expansion of Hynes Auditorium
(hereinafter the "Auditorium"), owned and managed by the City of Boston
(hereinafter the "City").

WITNESSETH:

WHEREAS, in May, 1977, the Authority issued a report entitled,
"A Growth Strategy for Boston's Hotel and Convention Industry," which
recommended that the City expand its convention facilities;

WHEREAS, the City has the care, custody and control of the
Auditorium;

WHEREAS, in January, 1978, the Auditorium Commission
requested the Authority to undertake a study of the feasibility of expanding
the Auditorium;

WHEREAS, the Bureau has been working with the Authority on
the Auditorium expansion feasibility study since January, 1978;

WHEREAS, the study as conducted to date has raised numerous
technical architectural and engineering issues; and

WHEREAS, the Auditorium was designed by the architectural/

engineering firm of Hoyle, Doran and Berry, located in Boston, Massachusetts.

NOW, THEREFORE, the parties hereto mutually agree to the following understandings with respect to the architectural and engineering issues raised by the study so conducted to date:

Article I
Contract Execution

Immediately on the adoption of this Memorandum, the Authority will enter into a contract with the architectural/engineering firm of Hoyle, Doran and Berry, which contract shall provide for that firm's delivery of service as outlined in Exhibit A attached hereto and made a part hereof and as shown in Exhibit B attached hereto and made a part hereof. The contract price shall not exceed the amount of \$2,500.

Article II
Contract Supervision

The Authority will direct and supervise the work performed by Hoyle, Doran and Berry in accordance with Exhibit A and Exhibit B hereof.

Article III
Reimbursement Obligations

Immediately upon payment by the Authority to Hoyle, Doran and Berry of an agreed-upon contract price not to exceed \$2,500, the Bureau shall reimburse the Authority in full for the amount so paid.

Article IV
Miscellaneous

a) The Authority and the Bureau agree to execute whatever agreements and documents are necessary to carry out the purposes of this Memorandum.

b) It is understood that nothing above commits any of the parties to exceed its lawful powers and duties.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their proper officers all on the date first above written.

BOSTON REDEVELOPMENT AUTHORITY

By _____
Robert F. Walsh, Director

THE GREATER BOSTON COVENTION AND
VISITORS BUREAU

By _____
Robert E. Cunings, President

SCOPE OF SERVICES

I. Objectives

The purpose of the work is to develop a brief report which will include a Statement of Probable Cost commensurate in detail with the schematic concept sketches produced by the Boston Redevelopment Authority and an annotated list of the structural problems that are likely to be encountered, with preliminary suggestions for overcoming the problems to reduce costs.

II. Analysis

The building addition to be analyzed (shown in the attached drawings) includes two levels at the same elevation as existing floors and a basement service level. The lower level is exhibit space and the upper level is Exhibit/Meeting Rooms; typical bays are 30'x60'. It is located over six different site conditions:

- 1) Area I includes two floors and is in air-rights above the Massachusetts Turnpike. The questions to be answered include, but are not limited to the following:
 - A. Are the existing transfer girders designed to accommodate the additional loads of the addition?
 - B. If not adequate, can the existing girders be reinforced without reconstructing the roof of the Pike tunnel?
- 2) Area II includes the floors and basement service and is located on land that is free of structure other than the ring road and landscape improvements.
- 3) Area III includes the floors and basement service and is located over the sub-grade parking level of the Prudential Center. Questions include:
 - A. Are the existing foundations capable of carrying the load of two exhibit floors?
 - B. Can they be reinforced if necessary?
- 4) Area IV includes two exhibit floors and is located where Prudential now leases retail commercial space. The existing structure is to be demolished and reconstructed such that the floor levels are located at the same elevation as the two existing exhibit floors. Part of this area is also encumbered by the Turnpike below grade. The questions regarding existing foundations and existing Turnpike structure apply in this area.

- 5) Area V includes two exhibit floors and is located in the Prudential retail area. The requirements are identical to Area IV with the exception that Area V is not above the Turnpike.
- 6) Area VI is to be a multi-level lobby area with connections to both exhibit levels and the sub-grade garage. The main lobby floor is located at the existing Plaza level.

WILLIAM LARRY APOWIL

EXH. 100

EXISTENT LOEBY
ADVICE

NEW CIVIL
1 OCT 1
NEW CIVIL
1 OCT 1

DATE
PAGE NO.
NAME

EXHIBIT AREA

Ac.	
Ac.	Ac.

257146

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NEW
WESTING
HARD

Doc. 0790
5,400

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Source: *Journal of the American Statistical Association*, 1997, 92, 103-114.

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RAYMOND

BOSTON REDEVELOPMENT AUTHORITY

URBAN DESIGN DEPARTMENT

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NORTH PLAZA

ARCADER

NEW RETAIL

REPLACES
DOWN TO
STREET LEVEL

ARCADER

AREA VI
HOTEL LOBBY

EXIST. RETAIL

AREA V

NEW LOBBY
8,000 sq

AREA IV

EXIST. AREA

NEW EXIST. AREA

AREA III

AREA II

AREA I
NEW MEETING ROOMS
21,600 sq

ENTRANCE

ADVENTURE
GALLERY

BALCONY

POUSE

MEETING ROOM

N
N
N.E.
N.E.

N.E.

N.E.

N.E.

N.E.

ELEVATOR

E.L.

E.L.

E.L.

BOWLSTON STREET

DALTON STREET

AUDITORIUM / PRUDENTIAL IMPROVEMENTS

PLAZA LEVEL

PROJECT AREA: 100,000 sq ft
OWN BY: E.A. 1st 1st 3rd
DATE: 2/10/84

BOSTON REDEVELOPMENT AUTHORITY

URBAN DESIGN DEPARTMENT

April 27, 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: COOPERATION AGREEMENT WITH GREATER BOSTON CONVENTION AND VISITORS BUREAU

In May, 1977, the Boston Redevelopment Authority prepared a report, a Growth Strategy for Boston's Hotel and Convention Industry. This study stated that Boston must improve its hotel and convention facilities if it was to remain competitive with other cities. To this end, it was suggested that the BRA determine whether expansion of Hynes or a new Auditorium would best respond to Boston's potential convention market.

Without prejudicing whether an expansion of Hynes or a new facility is the most viable solution, it is recommended that the services of an architectural/engineering firm now be retained for the purpose of evaluating the expansion of Hynes.

The Greater Boston Convention and Visitors Bureau has been working since January with Authority staff in evaluating the feasibility of expanding Hynes. They have mutually concluded that the services of an architectural/engineering firm be retained for the purpose of analyzing the cost and practicality of expanding Hynes. Both parties feel that execution of a formalized understanding of their several responsibilities and interests is in order. The proposed Agreement would provide that the Authority would enter into a contract with an architectural/engineering firm for a sum not to exceed \$2,500. The Authority would supervise the work of the retained consultant firm and the Bureau would reimburse the Authority for all payments by the Authority to the consultant. Since completion of the analysis of the present proposal will expedite the process of effecting the actual expansion, it is therefore recommended that the Director be now authorized to enter into a Cooperation Agreement with the Greater Boston Convention and Visitors Bureau for that purpose.

An appropriate Vote is attached.

*as amended

VOTED: That the Director be and hereby is authorized to enter into a Cooperation Agreement with the Greater Boston Convention and Visitors Bureau for the single purpose of engaging a consultant* to study the practicability of the proposed expansion of Hynes Auditorium

*Payment for such services, in the amount of \$2500 would be borne by the Convention and Tourist Bureau.